

## **2-A ESTABLISHMENT OF DISTRICTS, TYPES OF DISTRICTS, AND ORDER OF RESTRICTION**

The Town of Walpole shall be divided into three types of zoning districts, including eleven separate zoning districts listed in their order of restrictiveness beginning with the most restrictive, as follows:

### **Type 1 – Special Purpose Districts**

WP – Water Protection

FP – Flood Plain District

PSRC – Park, School, Recreation and Conservation District

### **Type 2 – Residential Districts**

R – Rural Resident Districts: The primary purpose of this district is to provide an area for agriculture, open space and low density, single family residential land use.

RA – Residence A District: The primary purpose of this district is to provide an area for medium low density, single family residential land use.

RB – Residence B District: The primary purpose of this district is to provide an area for medium density, single family residential land use.

GR – General Residence District: The purpose of this district is to provide an area for low density, single and multifamily residential land use, public, semi-public, institutional and recreational uses and professional offices compatible with low density, residential land uses, and to provide a transition area between single family residential and commercial or industrial land uses.

### **Type 3 – Non-Residence Districts**

B – Business District: The purpose of this district is to accommodate a wide range of retail, office and service uses.

CBD – Central Business District: The purpose of this district is to provide for a center of business activity accessible by pedestrian travel, to provide a center for municipal and cultural activities and to act as a landmark and symbol of the Town.

HB – Highway Business District: The purpose of this district is to provide for retail, office, research and development, assembly, and manufacturing uses and all accessory uses related to said uses consistent with uses along a major regional highway, and all related accessory uses.

LM – Limited Manufacturing District: The purpose of this district is to provide an area for low density wholesale and unobtrusive manufacturing uses.

IND – Industrial District: The purpose of this district is to provide an area for general manufacturing and wholesale uses.

## **2-B LOCATION OF DISTRICTS**

The locations, boundaries and zone and area designations of the Water Resource Protection Overlay District are shown on an overlay map entitled “Water Resource Overlay Protection District Map” for the Town of Walpole dated August 2000.

The locations, boundaries and zone designations of the Flood Plain District are shown on a map entitled “Flood Insurance Map (FIRM), panels 250254 0001-0010” dated November 18, 1988.

Residence and Non-Residence Districts PSRC, R, RA, RB, GR, B, CBD, LM, and I are located as shown on the “Zoning District Map of the Town of Walpole, Mass.” Dated January 1997 and filed with the Town Clerk; which map, together with all explanatory matter thereon and subsequent amendments, shall be deemed to accompany, be and is hereby made a part of this by-law.

## **2-C BOUNDARY OF DISTRICTS**

The location of the boundary lines of the districts shown upon the aforesaid map shall be determined as follows:

- (1) Where a boundary line is shown approximately on the location of a property or lot line and the exact location of the boundary line is not indicated by means of a figure or otherwise, then the property or lot line shall be the boundary line.
- (2) Where a boundary line is shown as following a street, railroad, or utility transmission line, the boundary shall be the center line thereof unless otherwise indicated.
- (3) Where a boundary line is shown outside of the lines of a street, railroad or utility transmission line and approximately parallel thereto, such boundary line shall be deemed parallel to the center line thereof, and where a figure is placed upon the map between such boundary line and the street, railroad, or utility transmission line, it indicates the distance in feet of such boundary line from such center line (measured at right angles thereto, unless otherwise designated).
- (4) In any case not covered by the other provisions of this paragraph, the location of a boundary line shall be determined by the distance in feet, if given, from other lines upon the map, or if distances are not given, then by the scale of the map.

- (5) Flood Plain District boundaries shall be determined or set forth in Section 3-C.
- (6) Aquifer Protection District boundaries shall be determined or set forth in Section 10.

### **3-A BASIC REQUIREMENTS**

No building or structure shall be designed, arranged or constructed and no building, structure or land shall be used, in whole or in part for any purpose other than for one or more of the uses hereinafter set forth in Section 3-B as permissible by Special Permit in said district and so authorized in accordance with the following notations:

A – Use permitted as a matter of right

SP – Use allowed as an exception under Special Permit as defined by Massachusetts General Laws, Chapter 40A, Section 9, issued by the Board of Appeals as provided hereafter.

SP (1-4) – the number suffixed to “SP” refers to a list of the conditions which must be met before the use may be authorized by the Board of Appeals.

X – Use prohibited

No building or premises shall be erected, altered or used for any use that will be injurious, dangerous, obnoxious or offensive to people in the general vicinity by reason of the emission of odor, fumes, dust, smoke, vibration, noise, heat, glare, or other nuisances observable at the lot lines or the immediate neighborhood.

Land clearing or clear cutting of trees and excavation, gravel removal, or filling of earth, except as allowed by Section 3E(1)(a) of the Zoning By-Laws of the Town of Walpole, in anticipation of any use permitted or authorized by these Zoning By-Laws, Town By-Laws or rules and regulations of the Town of Walpole or the Planning Board, or laws of the Commonwealth is prohibited prior to issuance of all required approvals, permits, variances, licenses and authorizations. Very limited clearing and excavation is permitted to obtain necessary survey and engineering data or other activities required to secure necessary permits.